

SILLS CUMMIS & GROSS P.C.

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*Counsel to the Debtors
and Debtors-in-Possession*

**UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY**

In re:

NATIONAL REALTY INVESTMENT
ADVISORS, LLC, *et al.*¹

Debtors.

Chapter 11

Case No. 22-14539 (JKS)

(Jointly Administered)

NOTICE OF FILING OF REVISED BUDGET

PLEASE TAKE NOTICE, that on June 7, 2022, the above-captioned debtors and debtors-in-possession (the “**Debtors**”) filed voluntary petitions for relief pursuant to chapter 11 of title 11 of the United States Code.

PLEASE TAKE FURTHER NOTICE, that on August 10, 2022, the Court entered the *Order Pursuant to Rule 9019 of the Federal Rules of Bankruptcy Procedure (a) Settling the Chapter 11 Trustee Motion; (b) Establishing a Board of Independent Managers For National Realty Investment Advisors, LLC; (c) Authorizing the Debtors to (i) Retain Turnaround Advisors, LLC to Provide a Chief Restructuring Officer, Nunc Pro Tunc to August 1, 2022* (Docket No. 288).

PLEASE TAKE FURTHER NOTICE, attached hereto as **Exhibit A** is the Debtor’s revised budget (the “**Budget**”). The Budget remains subject to change as circumstances warrant. The Debtors are presenting an eight-week budget to provide the Chief Restructuring Officer sufficient time to complete his diligence into certain real estate and development matters impacting

¹ A complete list of the Debtors in these chapter 11 cases may be obtained on the website of the Debtors’ claims and noticing agent at <https://omniagentsolutions.com/NRIA>. The location of the Debtors’ service address is: 1 Harmon Plaza, Floor 9, Secaucus, New Jersey 07094.

the Budget. The Debtors will file with the Court an updated 13-week budget prior to the expiration of the period set forth in the Budget.

Respectfully submitted,

Dated: August 15, 2022

SILLS CUMMIS & GROSS P.C.

/s/ S. Jason Teele

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National Realty Investment Advisors LLC, et al

8-Week Cash Flow											
Subject to Change (rev. 8/15/22)											
		0	1	2	3	4	5	6	7	8	Total
		Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	Comments/Other	8/6/2022	8/13/2022	8/20/2022	8/27/2022	9/3/2022	9/10/2022	9/17/2022	9/24/2022	10/1/2022	8-Week
Sources											
Net Sales Proceeds - To be Escrowed	See Breakdown Below	\$ 7,782,440	\$ -	\$ -	\$ -	\$ 1,467,450	\$ -	\$ -	\$ -	\$ 9,011,250	\$ 10,478,700
Return of Retainers		-	417,415	-	-	-	-	-	-	-	417,415
Other Receipts		-	-	-	-	-	-	-	-	-	-
Total Sources		7,782,440	417,415	-	-	1,467,450	-	-	-	9,011,250	10,896,115
Uses											
Construction Costs											
Current Construction Projects											
4901 Bergenline (The Station)	West New York, NJ	48,707	-	95,482	10,000	10,000	1,300,000	10,000	10,000	10,000	1,445,482
1901 S Ocean Blvd (ODR Single Family)	Delray Beach, FL	-	7,200	20,989	5,000	200,000	5,000	200,000	5,000	200,000	643,189
506 Henry St (506 Henry Boutique Condo)	Brooklyn, NY	-	-	5,000	5,000	200,000	5,000	200,000	5,000	200,000	620,000
508 51st St (The Grand)	West New York, NJ	-	777,803	54,642	10,000	10,000	1,940,000	10,000	10,000	10,000	2,822,444
511-513 52nd St (The Metro)	West New York, NJ	-	-	-	-	-	150,000	-	-	-	150,000
1300 Manhattan Ave (Hoboken Heights)	Union City, NJ	-	-	198,497	5,000	5,000	300,000	5,000	5,000	5,000	523,497
Subtotal - Current Construction Projects		48,707	785,003	374,609	35,000	425,000	3,700,000	425,000	35,000	425,000	6,204,612
Future Construction Projects											
931 Madison St (Madison Views)	Hoboken, NJ	-	-	1,080	1,000	30,000	1,000	1,000	1,000	1,000	36,080
511-521 Newark Ave (Hoboken Mews)	Hoboken, NJ	-	-	-	-	-	-	-	-	-	-
6903-6909 Adams St (Guttenberg Green)	Guttenberg, NJ	-	-	-	-	-	-	-	1,000	1,000	2,000
416-422 69th St (The Cool Green)	Guttenberg, NJ	-	-	-	-	-	-	-	-	-	-
8709 River Road (River Run)	North Bergen, NJ	-	-	-	-	-	-	-	-	-	-
301 SE 1st St (The 301)	Delray Beach, FL	-	-	5,000	-	-	-	-	-	-	5,000
360 Main St (The 360 Main) - UNDER CONTRACT	Hackensack, NJ	-	-	-	-	-	-	-	-	-	-
460 Old River Rd (River Ridge) - UNDER CONTRACT	Edgewater, NJ	-	-	-	-	-	-	-	-	-	-
200-210 NE 3rd St (South Tower)	Ft. Lauderdale, FL	-	-	-	-	-	-	-	-	-	-
203-215 NE 3rd St (North Tower) - UNDER CONTRACT	Ft. Lauderdale, FL	-	-	-	-	-	-	-	-	-	-
2044 West First St. - Phase 1 (West Tower & Garage)	Ft. Myers, FL	-	-	-	-	-	-	-	-	-	-
2044 West First St. - Phase 2 (East Tower)	Ft. Myers, FL	-	-	-	-	-	-	-	-	-	-
2044 West First St. - Phase 3 (Liner Building)	Ft. Myers, FL	-	-	-	-	-	-	-	-	-	-
Real Estate Taxes - Post Petition	See "RE Taxes" Tab	-	-	56,739	-	-	-	-	7,176	-	63,915
Real Estate Taxes - Pre-Petition	See "RE Taxes" Tab	-	-	-	-	-	-	-	-	-	-
Maintenance/Condo Fees	See "Condo Fees & Maintenance" Tab	-	-	-	23,963	-	-	-	-	14,848	38,811
Property Utilities	See "Utilities Tab"	-	-	14,282	-	-	-	14,282	-	-	28,564
Post-Petition Accounts Payable	Allocated to respective properties	-	-	-	-	-	-	-	-	-	-
Insurance Payments	See "Insurance" Tab	1,315	42,483	138,230	71,598	29,718	2,645	1,534	21,101	79,595	386,904
Other Leases	See "Other Leases" Tab	-	-	31,200	-	15,600	-	-	-	15,600	62,400
Financing Costs - S3	4901 & 1300	-	-	475,921	-	237,961	2,341,217	-	-	237,961	3,293,059
Financing Costs - Shellpoint	506 Henry	-	-	51,778	-	25,889	-	-	-	25,889	103,556
Construction Cure Costs - Pending Hearing August 23rd	See "Pre-Petition" Tab	-	-	-	4,513,751	-	-	-	-	-	4,513,751
Subtotal - Future Construction Projects		1,315	42,483	774,230	4,610,313	339,168	2,344,862	16,816	30,277	375,893	8,534,041
Total Construction Costs		50,022	827,486	1,148,840	4,645,313	764,168	6,044,862	441,816	65,277	800,893	14,738,653
Other Projects											
113-27 N 23rd Street, Philadelphia (Cherry Street Townhomes / Logan)	Philadelphia, PA	-	-	-	-	25,000	-	-	-	25,000	50,000
494 7th Street (Seventh Street Capital 494 LLC)	Brooklyn, NY	-	-	3,400	-	-	-	-	-	-	3,400
The Water Club (The Imperium, The Haven and The Reserve)	Philadelphia, PA	-	-	10,000	-	-	-	2,000	-	-	12,000
62 69th St. (Greenroof)	Guttenberg, NJ	-	-	183,248	-	125,000	-	-	-	125,000	433,248
Warranties		-	-	49,483	25,000	25,000	25,000	25,000	25,000	25,000	199,483
Total Other Projects		-	-	246,131	25,000	175,000	25,000	27,000	25,000	175,000	698,131
Adminstrative & Overhead											
Employee Wages	Based on 8/5 Payroll	167,468	-	167,468	-	167,468	-	167,468	-	167,468	669,872
Reimbursable Travel		1,134	-	-	-	3,334	-	-	-	3,334	6,668

National Realty Investment Advisors LLC, et al

8-Week Cash Flow											
Subject to Change (rev. 8/15/22)											
		0	1	2	3	4	5	6	7	8	Total
		Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected
	Comments/Other	8/6/2022	8/13/2022	8/20/2022	8/27/2022	9/3/2022	9/10/2022	9/17/2022	9/24/2022	10/1/2022	8-Week
Employee Healthcare	Based on 8/5 Payroll	-	-	-	-	22,196	-	-	-	22,196	44,392
Insurance		-	1,267	-	7,060	-	-	-	7,060	-	15,387
D&O Insurance	Assumed Paid Upfront	-	-	215,000	-	-	-	-	-	-	215,000
Office Rent		-	96,719	-	-	34,543	-	-	-	34,543	165,804
CoStar Realty Information		-	-	-	1,698	-	-	-	-	1,698	3,395
IT Infrastructure/Server Lease		-	-	13,307	13,307	-	-	-	-	13,307	39,921
PNC Equipment Finance		-	-	-	6,381	-	-	-	-	6,381	12,763
Hubspot CRM		-	-	-	2,707	-	-	-	-	2,707	5,414
IT - Team Logic and Other General Infrastructure Expenses		1,720	-	12,430	15,000	-	-	-	-	15,000	42,430
Ordinary Course Professionals	See "OCP" Tab	-	-	-	-	236,800	9,500	7,700	15,500	13,000	282,500
Tax Return Preparation - EisnerAmper		-	-	-	-	-	-	320,000	-	-	320,000
Technical & Advisory Services - EisnerAmper		-	-	-	-	-	-	20,000	-	-	20,000
Kovel Accounting - EisnerAmper		-	-	-	-	-	-	8,000	-	-	8,000
Criminal Defense Fees - Other		-	-	-	-	-	25,000	-	-	-	25,000
Other Pre-Petition Invoices - ON HOLD	See "Pre-Petition" Tab	-	-	-	-	-	-	-	-	-	-
Other Expenses	Miscellaneous	13,349	-	13,685	10,000	10,000	10,000	10,000	10,000	10,000	73,685
Total Administrative & Overhead		183,671	97,986	421,890	56,153	474,341	44,500	533,168	32,560	289,634	1,950,232
Total Uses		233,693	925,472	1,816,861	4,726,466	1,413,508	6,114,362	1,001,984	122,837	1,265,527	17,387,015
Net Cash Flow from Construction and Operations		7,548,747	(508,057)	(1,816,861)	(4,726,466)	53,942	(6,114,362)	(1,001,984)	(122,837)	7,745,723	(6,490,900)
Florida Operations											
Sources											
FTM Portfolio Partners Hotel/Retail	See "FTM Hotel" Tab	10,720	5,390	5,390	5,390	14,173	5,390	5,390	5,390	19,563	66,076
FTM Portfolio Partners Restaurant	See "FTM Restaurant" Tab	-	-	-	-	10,000	-	-	-	10,000	20,000
FTM Portfolio Partners Marina	See "FTM Marina" Tab	68,014	1,100	1,100	1,100	1,100	68,610	1,600	1,600	1,600	77,810
Total Sources from Hotel, Retail, Restaurant and Marina		78,734	6,490	6,490	6,490	25,273	74,000	6,990	6,990	31,163	163,886
Uses											
FTM Portfolio Partners Hotel/Retail	See "FTM Hotel" Tab	13,184	6,716	3,826	3,826	27,490	3,826	3,826	3,826	28,299	81,635
FTM Portfolio Partners Restaurant	See "FTM Restaurant" Tab	2	-	-	-	-	-	-	-	-	-
FTM Portfolio Partners Marina	See "FTM Marina" Tab	10,318	9,711	5,185	5,185	114,428	5,185	5,185	5,185	39,428	189,492
Total Uses from Hotel, Retail, Restaurant and Marina		23,504	16,427	9,011	9,011	141,918	9,011	9,011	9,011	67,726	271,127
Net Cash Flow from Florida Operations		55,231	(9,938)	(2,521)	(2,521)	(116,645)	64,988	(2,021)	(2,021)	(36,563)	(107,242)
Bankruptcy Fees											
Chief Restructuring Officer	To be Paid via Payroll	-	-	46,823	-	46,823	-	46,823	-	46,823	187,292
Debtors' Counsel (Sills Cummis & Gross)		-	-	-	-	-	-	800,000	-	-	800,000
Debtors' Financial Advisor (Eisner Advisory Group)		-	-	-	-	-	-	400,000	-	-	400,000
Special Regulatory & Investigation Counsel (Pashman Stein Walder Hayden)		-	-	-	-	-	-	240,000	-	-	240,000
Special Litigation Counsel (Riker Danzig)		-	-	-	-	-	-	56,000	-	-	56,000
Debtors' Board of Advisors		-	-	-	-	-	260,000	-	-	-	260,000
Debtors' Board of Advisors Counsel (Cole Schotz)		-	-	-	-	-	-	120,000	-	-	120,000
UCC Professionals (Ice Miller; Alvarez & Marsal)		-	-	-	-	-	-	965,600	-	-	965,600
Independent Manager (The Casey Group)		84,295	-	-	-	-	-	12,000	-	-	12,000
Prior Independent Manager's Counsel (Chasan Lamparello)		-	-	-	-	-	-	-	-	-	-
Claims/Noticing Agent (Omni)		-	-	-	-	-	-	90,000	-	-	90,000
US Trustee Fees	Percentage of Total Disbursements	33,000	-	-	43,400	-	-	-	-	-	43,400
Total Bankruptcy Fees		117,295	-	46,823	43,400	46,823	260,000	2,730,423	-	46,823	3,174,292
Net Cash Flow		7,486,682	(517,994)	(1,866,205)	(4,772,387)	(109,526)	(6,309,374)	(3,734,428)	(124,858)	7,662,338	(9,772,434)

National Realty Investment Advisors LLC, et al

8-Week Cash Flow											
Subject to Change (rev. 8/15/22)											
Comments/Other	0	1	2	3	4	5	6	7	8	Total	
	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	
	8/6/2022	8/13/2022	8/20/2022	8/27/2022	9/3/2022	9/10/2022	9/17/2022	9/24/2022	10/1/2022	8-Week	
Beginning Cash Balance	\$ 75,110,372	\$ 82,597,055	\$ 82,079,060	\$ 80,212,855	\$ 75,440,468	\$ 75,330,942	\$ 69,021,569	\$ 65,287,141	\$ 65,162,283	\$	82,597,055
Net Cash Flow	7,486,682	(517,994)	(1,866,205)	(4,772,387)	(109,526)	(6,309,374)	(3,734,428)	(124,858)	7,662,338		(9,772,434)
Ending Cash Balance - Including Escrow	\$ 82,597,055	\$ 82,079,060	\$ 80,212,855	\$ 75,440,468	\$ 75,330,942	\$ 69,021,569	\$ 65,287,141	\$ 65,162,283	\$ 72,824,620		72,824,620
Sales Proceeds											
Units Subject to Existing Court Order											
Closed											
285 7th Street, Unit 1	Closed 7/28/22 - Held in Escrow	\$ 2,133,053	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	2,133,053
285 7th Street, Unit 2	Closed 7/29/22 - Held in Escrow	1,563,140	-	-	-	-	-	-	-		1,563,140
285 7th Street, Unit 3	Closed 7/12/22 - Held in Escrow	1,973,445	-	-	-	-	-	-	-		1,973,445
494 7th Street, Unit 1	Closed 8/5/22 - Held in Escrow	2,112,803	-	-	-	-	-	-	-		2,112,803
Total Closed		\$ 7,782,440	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$	7,782,440
Additional Units Subject to Existing Court Order - Not Closed Yet											
494 7th Street, Unit 2	Needs to be Closed by August 31st	-	-	-	-	1,467,450	-	-	-		1,467,450
116 N. Croskey Street	Pending - Assumed October 1st	-	-	-	-	-	-	-	-	1,586,250	1,586,250
124 N. Croskey Street	Pending - Assumed October 1st	-	-	-	-	-	-	-	-	1,620,000	1,620,000
Ocean Delray Condominium, Unit 8	Pending - Assumed October 1st	-	-	-	-	-	-	-	-	5,805,000	5,805,000
Total Additional Units Subject to Existing Court Order - Not Closed Yet		\$ -	\$ -	\$ -	\$ -	1,467,450	\$ -	\$ -	\$ -	\$ 9,011,250	\$ 10,478,700
Total Units Subject to Existing Court Order		\$ 7,782,440	\$ -	\$ -	\$ -	1,467,450	\$ -	\$ -	\$ -	\$ 9,011,250	\$ 18,261,140
Cumulative Sales Proceeds Held in Escrow		\$ 7,782,440	\$ 7,782,440	\$ 7,782,440	\$ 7,782,440	\$ 9,249,890	\$ 9,249,890	\$ 9,249,890	\$ 9,249,890	\$ 18,261,140	\$ 18,261,140
Total Cash Balance - Available for Use		\$ 74,814,614	\$ 74,296,620	\$ 72,430,415	\$ 67,658,028	\$ 66,081,052	\$ 59,771,678	\$ 56,037,250	\$ 55,912,392	\$ 54,563,480	\$ 54,563,480

Notes:

1. NRIA has \$1,450,000 in deposits in connection with three properties under contract as follows: 1) \$500,000 with respect to 203-215 NE 3rd St, Fort Lauderdale, FL; 2) \$500,000 with respect to three parcels associated with 360 Main St, Hackensack, NJ; and 3) \$450,000 with respect to two parcels associated with 460-510 Old River Road, Edgewater, NJ. This schedule does not reflect additional outlay with respect to the closing of these three purchases which are still being analyzed.

2. Bankruptcy fees projected to be paid during the week ending 9/17 are already accrued fees for Debtor professionals from 6/7 filing through end of July and for committee professionals since 7/5 retention through end of July.